



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

July 16, 2018

9:30

Calendar No. 18-141:

14602 Mitchell Avenue

Ward 17

Martin J. Keane

16 Notices

Julie Woyar, owner, proposes to install approximately 58 linear feet of 4 feet tall picket fence with gate in the actual side street yard in an A1 One-Family Residential District. The owner appeals for relief from the strict application of Section 358.02(a) which states that a fence located along and parallel to the drive way within 15 feet of its intersection with public side walk or Public Street shall not exceed 2 ½ feet in height, unless all portions of the fence above 2 ½ feet in height are at least 75% open. (Filed June 18, 2018)

9:30

Calendar No. 18-143:

12739 Lorain Ave.

Ward 11

Dona Brady

24 Notices

Assad's Bakery, owner, proposes to construct a parking lot in a C2 General Retail Business District and an Urban Form Overlay District (UFO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.18(c) which states that a driveway shall not be located within fifteen feet of a property line.
2. Section 348.04(c)(1) which states that a parking lot as a main use is prohibited in the Urban Form Overlay District
3. Section 348.04(d)(2)(A) which states that 80% minimum of principle street frontage must be frontage build-out; 20% of this requirement may be a street screen (a street screen shall be masonry and minimum 3.5 feet in height).
4. Section 348.04(d)(5)(A) which states that a street screen is required (a street screen shall be masonry and minimum 3.5 feet in height).
5. Section 349.07(c) which states that parking spaces and driveways shall be arranged to minimize traffic congestion.
6. Note: Lot Consolidation is required as proposed exit of one-way parking lot onto Lorain Avenue is no a separate parcel.(Filed June 19, 2018)

9:30

Calendar No. 18-144:

12815 Lorain Ave.

Ward 11

Dona Brady

24 Notices

Assad's Bakery, owner, proposes to construct a parking lot in a C2 General Retail Business District and an Urban Form Overlay District (UFO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.18(c) which states that a driveway shall not be located within fifteen feet of a property line.
2. Section 348.04(c)(1) which states that a parking lot as a main use is prohibited in the Urban Form Overlay District
3. Section 348.04(d)(1)(D) which states that a rear yard of 3 feet is required and none are shown.
4. Section 348.04(d)(2)(A) which states that 80% minimum of principle street frontage must be frontage build-out; 20% of this requirement may be a street screen (a street screen shall be masonry and minimum 3.5 feet in height).
5. Section 348.04(d)(5)(A) which states that a street screen is required (a street screen shall be masonry and minimum 3.5 feet in height). (Filed June 19, 2018)

9:30

Calendar No. 17-146:

736 Starkweather Ave.

Ward 3

Kerry McCormack

16 Notices

Amy Roberts, owner, proposes to install a 5 foot tall fence with gate in the front yard in an RA2 Townhouse district. The owner appeals for relief from the strict application of Section 358.05(a)(2) of the Cleveland Codified Ordinances which states that fences in the actual front yards shall not exceed 4 feet in height and a 5 foot tall ornamental fence with gate is proposed. (Filed June 26, 2018)

POSTPONED FROM JUNE 11, 2018

9:30

Calendar No. 18-109:

1980 Columbus Road

Ward 3

Kerry McCormack

12 Notices

Kamis Properties, owner, proposes to build a single family residence in a C1 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that the maximum gross floor area of a residence cannot exceed ½ the lot area, or in this case 1,095 square feet and the proposed gross floor area is 2,362 square feet. This section also states that the minimum required frontage is 40 feet and the proposed frontage is 35.47 feet. The minimum required lot area is 4,800 square feet and the proposed lot area is 2,190 square feet.
2. Section 357.08(b)(2) which states that the required rear yard is no less than 20 feet and the proposed rear yard is 16 feet.
3. Section 357.09(b)(2)(B) which states that the required width of the side yard shall be no less than ¼ the height of the building; the building height is 43.5'; one quarter height is 11.33' and the proposed side yard widths are 4' and 3.5'. (Filed May 4, 2018-No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE CITY PLANNING COMMISSION TO ALLOW FOR TIME FOR DESIGN REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE DEVELOPMENT CORPORATION TO ALLOW FOR TIME FOR A COMMUNITY MEETING.*

POSTPONED FROM JUNE 11, 2018

9:30

Calendar No. 18-119:

1957 Columbus Road

Ward 3

Kerry McCormack

16 Notices

Theresa and Robert Andrews, owners, propose to erect a 3 story 1,733 square foot single family house with an attached garage on a 4,565 square foot lot in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "K" area district is 4,800 square feet and the proposed lot area is approximately 4,565 square feet.
2. Section 357.09(b)(2)(C) which states that in a Multi-Family District no interior side yard, shall be less than (8) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. The proposed building mean height is approximately 28'- 8" thus no interior side yard shall be less than 7'-2" and a 3'-1" side yard is proposed.
3. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the proposed distance to main building on adjoining lot is 5'-6 1/2".
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed May 22, 2018-No Testimony) POSTPONEMENT MADE AT THE REQUEST OF THE CITY PLANNING COMMISSION TO ALLOW FOR TIME FOR DESIGN REVIEW.